

Who is RPSA?

The Residential Property Surveyors Association is a professional body dedicated to delivering high class, jargon free surveys to the home buying public. The members of RPSA are highly qualified surveyors who are subject to regular and rigorous quality checks as are the surveys that they produce.

RPSA is continually looking to enhance and develop survey products, working with the key industry stakeholders. As an example and to reduce risk to homebuyers the Professional Indemnity insurance for all its surveyors is held by the regulating bodies SAVA and BRE. In addition all surveys that are ordered through the RPSA panel carry Defects Insurance to a value of £20,000 to give further peace of mind to consumers.



What is my next step?

Contact your local property surveyor to discuss your requirements

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All surveys accredited by:



bre

RPSA

RESIDENTIAL PROPERTY
SURVEYORS ASSOCIATION
www.rpsa.org.uk

Do I really need a survey?

Making an informed decision about the home you want to buy



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Your home is likely to be the biggest investment of your life, yet many buyers do not commission an independent survey on its condition.

Did you know? Although your lender will usually require you to pay for a valuation report, it only answers the lender's questions about the appropriate security of your loan. Although it is often called a 'survey' this is incorrect.

You cannot rely on it to highlight any defects or provide you with a detailed report on the condition of the property.

Both Which? and the Council of Mortgage Lenders advise that all buyers should commission an independent survey and report on the condition of a property before buying.

Which? found that for most people who did not get a survey, on average one in four had to spend over £2,500 to put serious defects right which would have been identified in a survey. For one in ten people it was over £10,000. By contrast, those that did get a proper survey were able to negotiate a reduction in the asking price of the property that averaged £2,000.

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Home Condition Survey

A fast and comprehensive service to inspect your new home to identify repairs that are likely to affect your decision to purchase.

Carried out by a fully qualified and accredited residential surveyor it gives you a plain English, professional report on the condition of the property using a simple 1,2,3 rating guide. You will understand any risks or unforeseen expenditure that could crop up when you are settled in.



Benefits

Peace of Mind

- Identify major problems with the home you are buying
- Highlight any hidden areas of possible concern that need further investigation
- Help you plan for future expenditure
- Carried out by accredited and comprehensively trained and insured surveyors

Easy to understand

- Gives you a simple 1,2,3 condition rating for all key elements of the property
- You get a comprehensive and jargon free report

The Home Condition Survey contains information about...

- Building condition and defects
- Structural movement
- Damp, rot and woodworm
- Heating, water and electrical services
- Alterations and additions
- Matters for your conveyancer to pick up
- Rebuilding cost - for buildings insurance

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